



**Arlington Historic District Commissions  
Final and Approved Minutes**

April 8, 2021 8:00 PM

Conducted by Remote Participation

**Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen, A. Frank Johnson,  
B. Melofchik, S. Makowka, C. Tee, J. Worden**

**Commissioners Not Present: N. Aikenhead**

**Guests: N.E. Frye, L. Culverhouse**

- 1. AHDC Meeting Opens 8:00pm**
- 2. Approval of draft minutes from March 25, 2021.** J. Worden made 2 changes (sight to site) and top Paragraph on pg 3 take out extra y. Approval moved with changes by B. Cohen, seconded by J. Worden. Roll call vote: M. Audin - y, D. Baldwin - y, C. Barry - y, M. Bush - y, B. Cohen - y, A. Frank Johnson - y, B. Melofchik, S. Makowka - y, C. Tee - y, J. Worden - y. Unanimous approval.
- 3. Appointment of Alternate Commissioners**  
Pleasant Street Historic District Commission – Voting Commissioners – M. Audin D. Baldwin, C. Barry, B. Cohen, C. Tee, J. Worden, M. Bush (alternate).
- 4. Communications**
  - a. CONA request for 11-11A Academy St (Frye) for steps, walkway and railing changes.** S. Makowka said we received an application requesting a CONA to redo stairs with even spacing, replace concrete at grade and then to add a set of new stair railings that are not there right now. Applicant, N.E. Frye, explained that the brick on the steps is crumbling and the risers are varied in height. The rail sockets are there but there have been no rails for a while. They propose to use black wrought iron welded together on each side of the stairs inside of the side abutments or “cheek” walls. M. Bush said they would not usually tie into the building and would be on the side abutments. Other Commissioners commented that it would be more appropriate to put the railings on top of side abutments and bolt the top into the house. The Applicant clarified that the two side abutments or cheek walls are staying and the steps will be finished to match the two sides in concrete.

J. Worden moved that the project is so insubstantial to the building and the District that it is appropriate for a 10-day certificate, seconded by B. Cohen. Roll call vote - M. Audin - y, D. Baldwin - y, C. Barry - y, B. Cohen - y, C. Tee - y, J. Worden - y, M. Bush - y. Unanimous approval. J. Worden moved approval of the application as submitted subject to the condition that the wrought iron railings to be set up on the cheek walls and tied into the front of the house and the adjustment of the steps, if

needed, to be approved by the monitor. Seconded by C. Tee. Roll Call – M. Audin – n, D. Baldwin - y, C. Barry - y, B. Cohen - y, C. Tee - y , J. Worden – y, M. Bush – y. Final vote: 6 yes, 1 no. Approved. Monitor appointed – S. Makowka

- b. Mr. Dunn has been approved by Select Board as Central St Commissioner and will take oath and begin at one of our upcoming meetings.
- c. S. Makowka said Mass List Serve was discussing “heat pumps” and we should think about articulating our treatment of such devices in the design guidelines sooner rather than later.
- d. B. Cohen went over to Central School and they have to replace the water course (made of soft brownstone) and has crumbled around base of building. They are proposing concrete that will look appropriate and she approved as monitor that particular part of the work. The material is concrete and is tinted throughout. C. Barry said there is a quarry in MI that is mining that brownstone. B. Cohen confirmed that what is there has just crumbled away.
- e. M. Bush said they are pouring the foundations on Westminster Ave. these days and beyond that 188 Pleasant Street was building a sleeping porch on the side of the house which was not visible from public view, they have decided to eliminate the windows on the side and M. Bush approved the re-design of the plans.

## **5. New Business**

- a. **Presentation on Warrant Article by Lynette Culverhouse** – Article 46 Zoning Bylaw/Teardown Moratorium. L. Culverhouse made presentation and requested feedback from the Commission. Commissioners provided feedback concerning substance and presentation of information. S. Makowka expressed some concern that some the elements of the article were beyond the scope of the Commission. A. Frank Johnson feels that the Applicant should have the opportunity to revise the presentation before we vote on it.

## **6. Old Business**

- a. **Avon Place and Central Street Historic District vacant commissioner seats** – see communications above
- b. **Report from Streetscape sub-committee** - none
- c. **Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters) and Warrant Article Submission** – none
- d. **Discussion on Warrant Article Submission** – J. Worden said the BOS adopted our language for TM. S. Makowka will follow up with Atty Heim to let them know we are available to discuss the Article at TM

## **7. Review of projects**

- 8. **Meeting Adjourns 9:35pm** M. Bush moved to adjourn. D. Baldwin seconded. Roll call vote: M. Audin -y, D. Baldwin -y, C. Barry -y, M. Bush -y, B. Cohen -y, A. Frank Johnson -y, B. Melofchik -y, S. Makowka -y, C. Tee -y, J. Worden -y.